

**MINUTES**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**MARCH 17, 2014 – 4:30 P.M.**  
**CITY COUNCIL CHAMBERS**

**PRESENT:** Chairman Sookram, Members Fooker, Barton, Sawyer, Fagan, Wiese and Winter, Chief Building Inspector Don Simon and Planning Director Rian Harkins

**ABSENT:** Members Emanuel, Ridder

Chairman Sookram called the meeting to order. Roll Call Vote was taken – 7 present.

Chairman Sookram read a statement that this meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the lobby of the Municipal Building and posted online at [www.fremontne.gov](http://www.fremontne.gov); and distributed to the Planning Commission, Mayor and City Council on March 6, 2014 and is open to the public. Chairman Sookram also stated a copy of the agenda was kept continually current and available to the public at 400 East Military, 3<sup>rd</sup> floor and a copy of the open meeting law is posted continually for public inspection located near the Council Chambers entrance door by the agendas.

It was moved by Fooker, seconded by Sawyer, to dispense with the reading of the Minutes of the February 17, 2014 Regular Meeting and approve as received. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

Chairman Sookram stated the general public is invited to address the Planning Commission regarding any item on this agenda at this time or wait until discussion of their request is taking place. No public comments were received.

**Consider request to approve a Conditional Use Permit to allow for a beauty shop as a home occupation at 1235 North Nye (R-1 Single Family Residential)**

Planning Director Harkins reviewed the staff report, and noted the reasoning behind staff's recommendation for approval. Brianna Kindler, applicant, noted that she is only looking at utilizing a very small portion of the home for a single chair salon. Rob Murray, parent of the applicant, also noted that the previous applicant had a home occupation.

Tom Waring, 1215 N Nye, resented a petition against the home occupation. Motion by Fooker, seconded by Winter, to receive and file the petition. Roll Call Vote showed all members present voting aye – 7 aye

Mike Wiseman spoke in opposition to the request, noting that this is an issue of interpreting the zoning ordinance and thus should be before the board of adjustment. He was also concerned that such a use would be allowed to run with the property and could remain there indefinitely.

Amy Kemper noted her opposition to the request, stating that it was not personal but felt this would lower property values in the area.

Motion by Wiese, seconded by Winter to deny the CUP request. Roll Call Vote showed Sawyer, Wiese, Winter, Fagen, and Sookram voting aye; with Fooker and Barton voting no – 5 ayes, 2 nays. Motion to deny the request carried.

**Consider request to approve a lot split for Lot 9, Block 3, Central Park Addition, City of Fremont, Nebraska.**

Planning Director Harkins reviewed the staff report. Motion by Fooker, seconded by Sawyer to approve the Lot Split request. Roll Call Vote showed all members present voting aye – 7 ayes.

Meeting adjourned at 6:05 p.m.